

**PB# 77-3**

**Hunter Ridge**

Hunter Ridge  
Major S/D

77-3

# GENERAL RECEIPT

3307

Town of New Windsor, N. Y.

June 28, 1977

Received of Donald F. Lullam, P. E. \$ 100.<sup>00</sup>

One hundred and <sup>00</sup>/<sub>xx</sub> Dollars

For Conceptual Approval - Planning Board

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Hunter Ridge</u>		

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609

BY Pauline Townsend  
Deputy Town Clerk  
TITLE

*Conceptual approval 6/28/77  
never materialized 8/25/86 ch.  
filed with T.C.*



**Oxford Pendaflex**  
CORPORATION

STOCK No. 753 1/3

MADE IN U.S.A.

Date JAN 17 1977

Application No. 773

APPLICATION FOR SUBDIVISION APPROVAL  
Town of New Windsor, 555 Union Avenue, Orange County, N.Y.  
Tel: 565-8808

Application is hereby made for subdivision of lands situated in the Town of New Windsor and described as follows:

1. Name of subdivision HUNTER RIDGE ESTATES
2. Location MT AIRY ROAD
3. Acreage 41
4. Number of lots 83 ±
5. Zone R-4A
6. Name & address of subdivider B. D. E DEVELOPERS CORP.  
1716-54 55 BROOKLYN N.Y. 11204
7. Name & address of record owner of land B. D. E DEVELOPERS  
1
8. Present and intended uses VACANT LAND  
HOUSES

The undersigned applies for subdivision approval of the above described lands under the rules and procedure of the "Land Subdivision Regulations of the Town of New Windsor" as duly authorized by the Town Board of New Windsor, New York. Upon approval of the Preliminary Layout of said subdivision the applicant agrees to install such utilities as are required and to complete the streets as finally approved by the Planning Board or in lieu of this to post a performance bond as set forth and provided in the "Land Subdivision Regulations". Copies of the Preliminary Layout are hereby attached.

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Subdivision Regulations be obtained to avoid rejection of the plans. Seven (7) copies of the plans are required.

Fees are due and payable upon submission of the preliminary plans. All checks are to be made payable to the Town of New Windsor.

B. D. E. Dev.  
X Signature of applicant [Signature]



**ENGINEER'S REPORT  
HUNTER RIDGE ESTATES  
TOWN OF NEW WINDSOR**

**ORANGE COUNTY                      NEW YORK**

**PREPARED BY  
DONALD F. FULLAM P. E.  
CONSULTING ENGINEER**

**Donald H. Fullam**  
PROFESSIONAL ENGINEER

8 LINCOLN DRIVE

POUGHKEEPSIE, NEW YORK 12601

(914) 297-6512

**ENGINEER'S REPORT**

**HUNTER RIDGE ESTATES  
NEW WINDSOR, N.Y.**

This report is submitted for the purpose of providing information relating to the proposed development of a parcel of land to be known as "HUNTER RIDGE ESTATES", which is located in the Town of New Windsor, Orange County, New York.

**BACKGROUND**

The land involved comprises approximately forty acres, formerly known as "The Stenglén Property", fronting on the west side of Mount Airy Road, the northerly line being about one hundred feet south of the intersection of Dean Hill Road and continuing southerly with about thirteen hundred feet frontage.

This property is now being used as a farm with corn the main crop, 25 acres being cultivated, the remaining 15 acres being either wooded or overgrown with brush. The adjacent property is presently either farmed or is wooded. The terrain is gently to moderately rolling. Along Mount Airy Road the land is low with some wet drainage ways running generally south. The soil encountered has been classified as Cassayuna-Troy Association; this material developed from glacial till derived from slate and sandstone, and is generally wet and stony. Surface drainage is good with internal drainage systems varying from poor to moderate.

### ZONING AND DISTRICTS

The parcel lies within the Town of New Windsor Zoning District designated "R-4A, One Family Residence, Agriculture". The nearest multiple dwellings exist to the east in the community known as "Vails Gate", and extends from there north on Route 32 and east on Route 94. The following districts also encompass this parcel:

Vails Gate Fire Company

New Windsor Volunteer Ambulance Corp.

Cornwall Central School District #4

### SERVICES

The principle neighborhood shopping areas are located in Vails Gate. The Primary school is located on Willow Avenue. There are several neighborhood churches.

Transportation consists mainly of the automobile, with the Con Rail Railroad on both shores of the Hudson River. Commercial bus service is available to major towns and cities via Greyhound, Shortline, Mountainview, Trailways, etc., all operating out of the same terminal located on Route 17K in Newburgh. The Shortline Bus provides local public transportation with flag stops.

The area general hospitals are St. Luke's in Newburgh and Cornwall Hospital in Cornwall.

#### EMPLOYMENT

Employment centers consist of retail and commercial trades in Vails Gate and Newburgh, and industrial plants, such as the Rubberoid Floor Tile Plant on Route 94. Possible expansion of the Stewart Airport facilities offer further opportunities, as well as the I.B.M. complex centered in the Fishkill area about 20 miles away. The presence of the New York Thruway and Interstate 84 allows relatively easy commutation to points more distant.

#### PROPOSAL

It is the present owner's proposal to develop this piece of land into a residential area in conformance with the existing zoning regulations and town ordinances. We intend to sub-divide the the land into 83 individual lots of 15,000 square feet minimum area, build internal roads with 50' right-of-way to meet the Town Highway specifications and to provide all necessary utilities. We further intend to construct and sell one-family homes on said lots. The lots on average will be 100 to 125 feet wide, and 125 to 150 feet deep.

### UTILITIES

Sewage will be handled via central sewer lines in the roads and deposited at the pumping station to be built within the property as part of District No. 16, for Mount Aire Estates.

A perpetual easement has been granted by the present owner to said Sewer District No. 16, for the pumping station and the necessary lines to and from it.

Water supply will also be a central system, obtained from the adjacent water district No. 8, proposed for Mount Aire Estates. The designer of both sewage and water systems has verified that there is sufficient capacity to handle this additional load. In addition, the Town of New Windsor has been seeking an additional water source to supplement the present ones.

Storm drainage will also be handled centrally by a system of catch basins and underground pipes, eventually to be deposited into the natural drainage ravines located on the southeastern end of the property.

Fire protection via hydrants will be provided as per town ordinance.

PARK

Approximately 2.0 acres in the southeastern corner will be set aside as a park land and so dedicated to the town. Access to the park, the proposed pumping station and an existing American Telephone and Telegraph long Lines Division easement will be provided by the owner via an improved road.

The previously mentioned American Telephone and Telegraph easement has existed for about forty (40) years, and at the present time the cables leave a sub-station on the east side of Mount Airy Road, then cut across the road southeasterly through the corner of the property herein described. It shall remain in its present position.

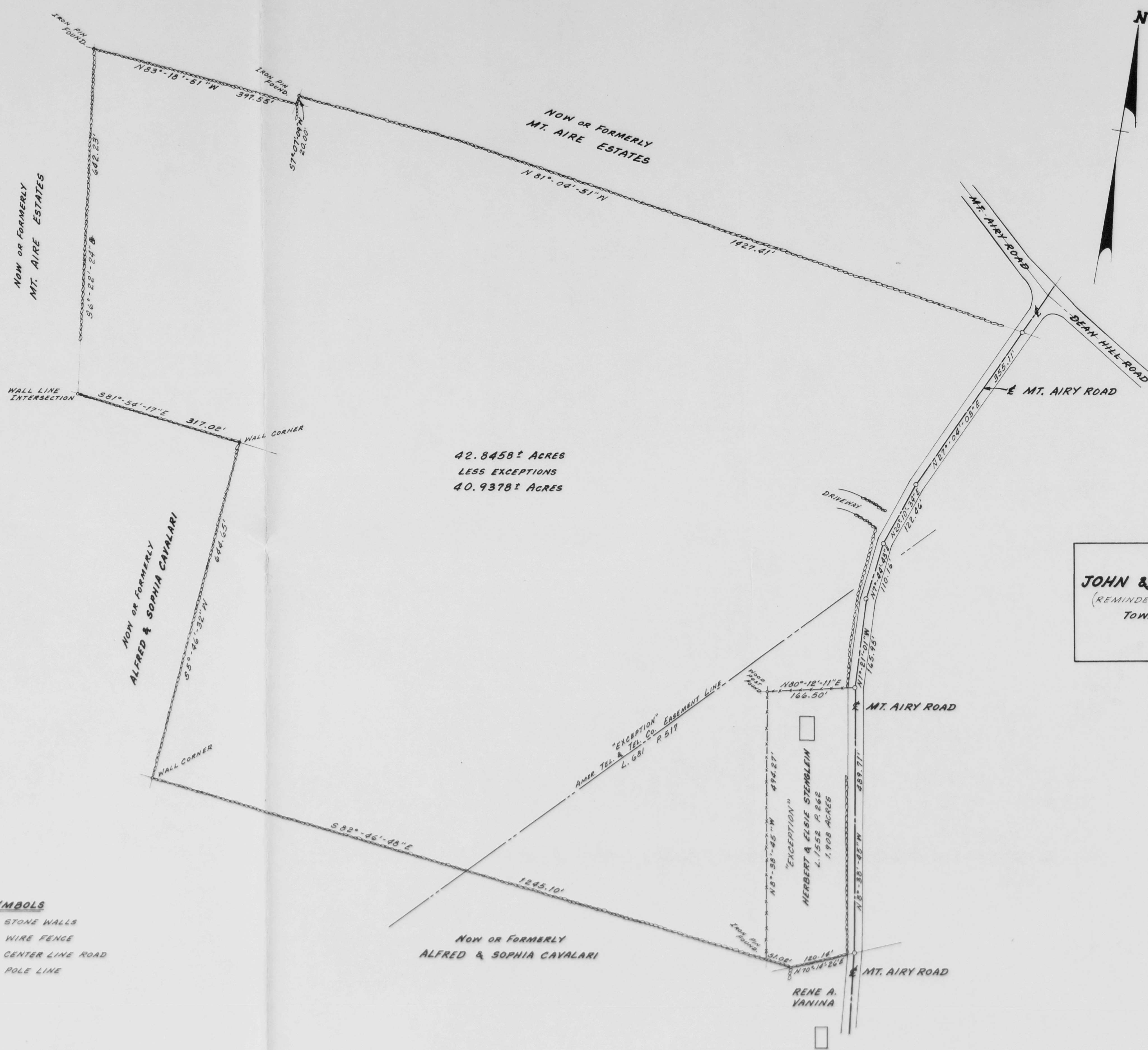
The deed description does not contain any definite width except for a three (3) foot trimming clause.

ACCESS

Access to the proposed development shall be provided by constructing a new entrance on Mount Airy Road and by cutting into two of the proposed roads in Mount Aire Estates; thereby eliminating one cul-de-sac in Mount Aire Estates, and providing access directly at three points to Mount Airy Road.

Reserve strips for the extension of roads into adjacent areas have been provided in the plans for said Mount Aire, eliminating the need for the same in this development. It would be possible however, to extend the access road through the park lands to the south and thus provide access to that adjacent undeveloped land.





PROPERTY of  
**JOHN & ANNA STENGLEIN**  
(REMINDER OF L. 739 P. 157 5/22/33)  
TOWN of NEW WINDSOR  
ORANGE COUNTY  
NEW YORK

**SYMBOLS**

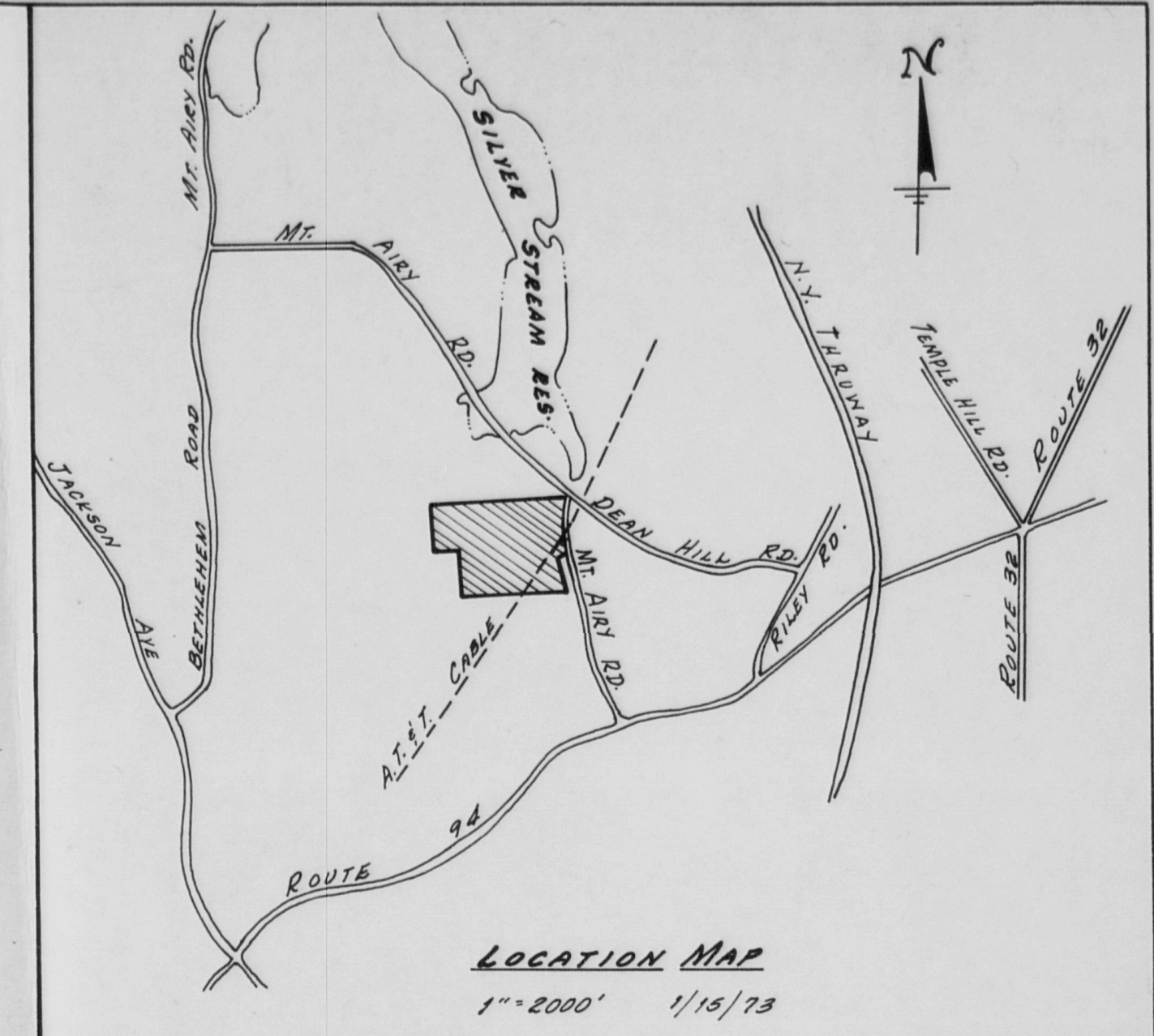
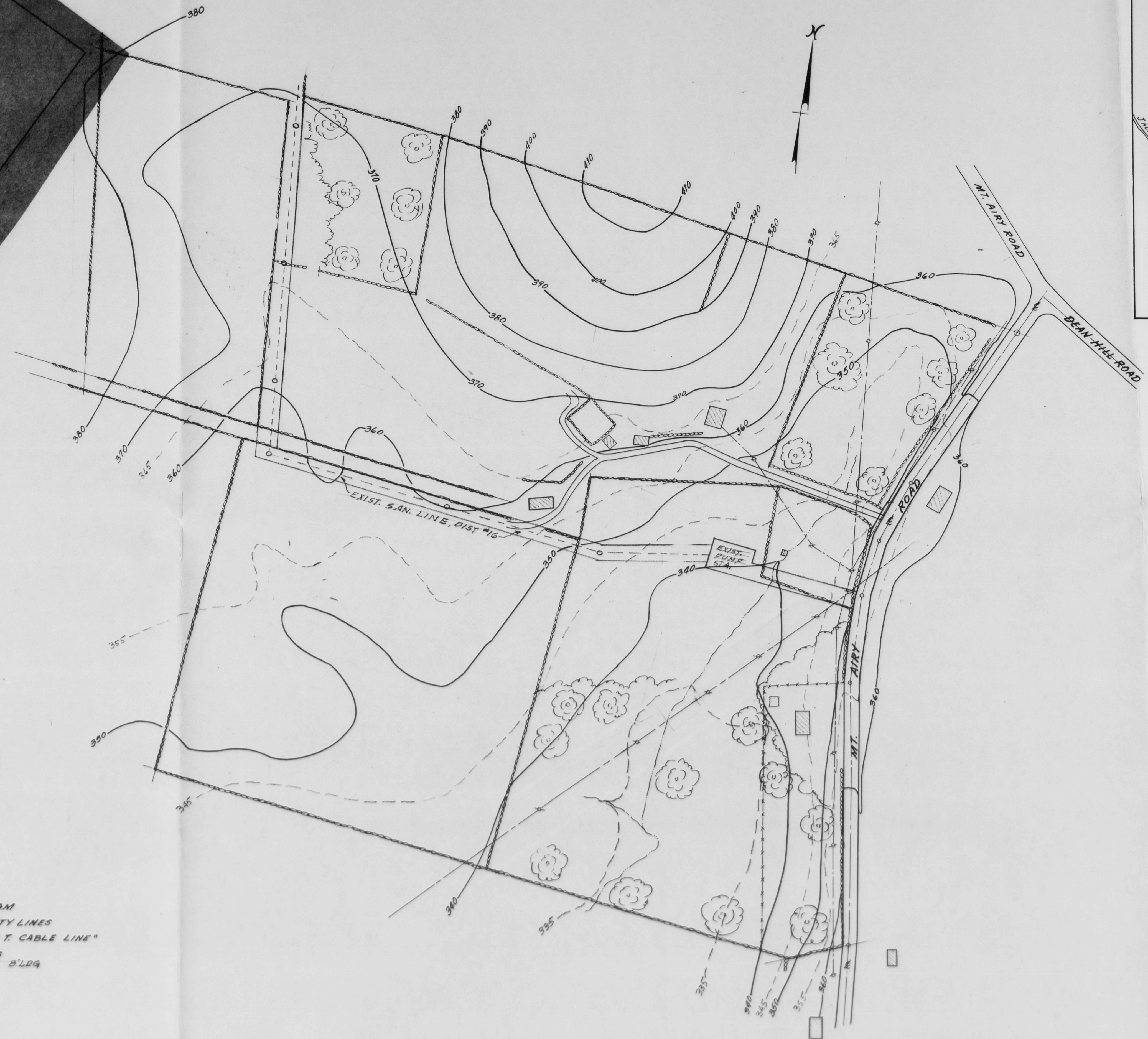
- STONE WALLS
- - - WIRE FENCE
- CENTER LINE ROAD
- POLE LINE

NOW OR FORMERLY  
ALFRED & SOPHIA CAVALARI

RENE A.  
VANINA

SHEET NO. 1	"PROPERTY SURVEY"
ROBERT E. BAKER LAND SURVEYOR LIC. # 28544 POUGHKEEPSIE, N. Y.	<b>STENGLEIN PROPERTY DEVELOPMENT</b>  TOWN OF : NEW WINDSOR COUNTY OF : ORANGE STATE OF : NEW YORK  9/29/72 SCALE: 1"=100'





**LEGEND**

- STREAM
- UTILITY LINES
- - - "A.T. & T. CABLE LINE"
- o POLES
- ▭ EXIST. B'LDG

SHEET No. 2	"TOPOGRAPHY SURVEY"
	HUNTER RIDGE ESTATES
	TOWN OF: NEW WINDSOR
	COUNTY OF: ORANGE
POUGHKEEPSIE, N. Y.	STATE OF: NEW YORK
	Nov. 26, 1972 SCALE: 1"=100'



NOW OR FORMERLY  
MT. AIRE ESTATES

NOW OR FORMERLY  
ALFRED & SOPHIA CAVALARI

NOW OR FORMERLY  
MT. AIRE ESTATES

NOW OR FORMERLY  
ALFRED & SOPHIA CAVALARI

PARKLANDS  
2 ACRES ±

HERBERT & ELOISE STEINLEIN

RENE A.  
VANINA

MT. AIRY ROAD

MT. AIRY ROAD

MT. AIRY ROAD

DEAN HILL ROAD

E. MT. AIRY ROAD

N


**SYMBOLS**

- STONE WALLS
- WIRE FENCE
- CENTER LINE ROAD
- POLE LINE

ZONING DISTRICT: "RA"

**MINIMUM REQUIREMENTS:**

LOT AREA:	15,000 SQ. FT.
WIDTH:	100 FT.
DEPTH:	125 FT.
FRONT YARD:	35 FT.
ONE SIDE YARD:	15 FT.
BOTH SIDE YARDS:	30 FT.
REAR YARD:	30 FT.
LIVABLE FLOOR AREA:	1,200 SQ. FT.

10/20/76 ADD SHEET NO. 83 LOTS		DAF
<b>SHEET NO. 3</b>		<b>ROUGH SKETCH PLAN</b>
		<b>HUNTER RIDGE ESTATES</b>
TOWN OF: NEW WINDSOR COUNTY OF: ORANGE STATE OF: NEW YORK		1/31/76 SCALE: 1" = 100'



NOW OR FORMERLY  
MT. AIRE ESTATES

NOW OR FORMERLY  
ALFRED & SOPHIA CAVALLARI

NOW OR FORMERLY  
MT. AIRE ESTATES

NOW OR FORMERLY  
ALFRED & SOPHIA CAVALLARI

RENE A.  
VANINA

PARK AREA  
1.4 ACRES

PARK AREA  
(1.42 AC.)  
210' x 215'

MT. AIRY ROAD

MT. AIRY ROAD

MT. AIRY ROAD

MT. AIRY ROAD

DEAN HILL ROAD

CONCEPTUAL APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON June 22, 1977  
BY [Signature]

- SYMBOLS**
- STONE WALLS
  - WIRE FENCE
  - CENTER LINE ROAD
  - POLE LINE



6-19-77	ADDED SKETCH #7 31 LOTS	DFA
6-27-77	ADDED SKETCH # 6, #2 LOTS	DFA
5-9-77	ADDED SKETCH #5 22 LOTS	DFA
SHEET NO. 3		ROUGH SKETCH PLAN
HUNTER RIDGE ESTATES		
TOWN OF NEW WINDSOR COUNTY OF ORANGE STATE OF NEW YORK		
ROUGHKEEPER, N.Y.	1/31/76	SCALE 1" = 100'